

1371 JACKSON STREET
15 UNITS | OFFERED AT \$5,300,000

AF
ADAM FILLY



ADAM FILLY

415.516.9843

adam@adamfilly.com

DRE 01354775

COMPASS COMMERCIAL
1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



- ✔ 15 Unit Investment Opportunity
- ✔ Mix of Studios, 1bd, and Jr. 1bd Units
- ✔ 7 Car Garage
- ✔ Soft-Story Retrofit Completed
- ✔ Sleep Alarm Compliant
- ✔ 600 Amp Electrical
- ✔ Excellent Nob Hill Rental Location
- ✔ Turn-Key Asset

1371 Jackson Street is a 15 unit apartment building in the heart of Nob Hill. This well-maintained asset consists of 5 Studios, 7 One-Bedrooms, and 3 Junior One-Bedrooms. The units have hardwood floors, updated kitchens, and abundant natural light. Some units have GG Bridge views. The owner has converted three of the Studios to Junior One-Bedroom, which may be possible with the remaining five studios, providing additional upside potential. Some of the units have been leased as furnished rentals over the years, currently four are leased in this manner, which has helped keep the rents at or near market rate. There is a garage that can accommodate around 7 cars. The units are separately metered for gas and electricity. Heat is supplied by a steam boiler. There is coin operated laundry for the tenant's convenience. The building has undergone a soft-story seismic upgrade. It is also compliant with the sleep alarm ordinance. The main electrical panel indicates 600 amps of power. This is an excellent opportunity to purchase a turn-key asset in the heart of Nob Hill.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1929
Parcel Number	0187-027
# of Units	15
Unit Mix	7 One-Bedrooms, 3 Jr. One-Bedrooms, & 5 Studios
Parking	7 Car Garage
Sq. Feet	10,890
Lot Sq. Feet	4,813
Neighborhood	Nob Hill
Zoning	RM-3

BUILDING SYSTEMS

Foundation	Concrete
Heat Source	Steam Boiler
Yard	Rear Yard
Roof	Bitumen
Laundry	Coin Op
Water Service	Master Meter
Main Electrical	600 Amps
Electrical Service	Separately Metered
Gas Service	Separately Metered

RENT ROLL

Unit	Type	Rent	Move-In Date	Notes
101	One-Bedroom	\$2,900.00	07/01/2023	
102	Studio	\$708.72	01/25/1975	
103	Studio	\$2,250.00	05/02/2024	Furnished
104	Jr One-Bedroom	\$2,335.00	08/23/2024	
105*	One-Bedroom + Office	\$3,200.00	08/23/2020	
201	Studio	\$2,400.00	06/11/2024	Furnished
202	One-Bedroom	\$2,950.00	Gave Notice	
203	Studio	\$2,450.00	08/01/2023	Furnished
204	Jr One-Bedroom	\$2,375.00	07/01/2024	
205	One-Bedroom + Office	\$3,200.00	11/01/2024	Furnished
301	One-Bedroom	\$2,400.00	07/15/2023	
302	One-Bedroom	\$2,799.00	03/25/2012	
303	Studio	\$2,200.00	09/01/2023	
304	Jr One-Bedroom	\$2,135.00	10/14/2023	
305	One-Bedroom + Office	\$3,004.40	06/01/2020	
	2 Parking	\$600.00	Vacant	
	6 Parking	\$0.00	Included in Rents	
	Laundry	\$150.00		

Monthly Income \$38,057.12
Annual Income \$456,685.44

* Tenant currently receives a monthly credit of \$350 for assisting the owner.



FINANCIAL OVERVIEW



Financial Overview		
Price		\$5,300,000
Price Per Unit		\$353,333
Price per Sq Foot		\$487
GRM		11.6
Cap Rate		5.3%
Annual Income		\$456,685
Net Operating Income		\$282,822
Estimated Expenses		
New Property Taxes (est. @ 1.179%)		\$62,526
Insurance		\$14,250
PG&E		\$18,415
Water		\$11,593
Garbage		\$10,580
Telephone/Internet		\$831
Management	5%	\$22,834
Repairs & Maintenance		\$10,000
Total Expenses		\$151,029
Annualized Operating Data		
Scheduled Gross Income		\$456,685
Less Vacancy Rate	5.0%	\$22,834
Adjusted Gross Income		\$433,851
Less Expenses	33.1%	\$151,029
Net Operating Income		\$282,822



PHOTOS





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